



George Street

Cleethorpes
DN35 8PX

Offers in the Region Of
£139,500

Crofts estate agents are delighted to offer for sale this spacious mid terrace property located within close proximity to Cleethorpes's seafront. Ideal for a first time buyer this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the lounge, dining room, kitchen and the bathroom all to the ground floor. To the first floor there are three bedrooms and the shower room. Externally there is a tidy rear garden and the property also benefits from uPVC double glazing and gas central heating.



Entrance

Entering the property reveals a carpeted floor.

Lounge

12' 0" x 13' 1" (3.67m x 3.99m)

The lounge has a window to the front elevation, a radiator and a carpeted and vinyl floor.

Dining Room

12' 2" x 13' 1" (3.70m x 3.99m)

The dining room has a window to the rear elevation, a radiator and a carpeted and vinyl floor. There is also access to the under stairs cupboard.

Kitchen

11' 11" x 7' 11" (3.63m x 2.41m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units to base and eye level with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Lobby

A small lobby area has a door to the side elevation and vinyl flooring.

Bathroom

5' 10" x 7' 9" (1.77m x 2.35m)

The bathroom has an opaque window to the side elevation, fully tiled wall, a radiator and vinyl flooring. There is also a WC, basin and a bath with an electric shower over.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

12' 2" x 13' 0" (3.71m x 3.97m)

Bedroom one has a window to the front elevation, a radiator, a carpeted floor and a built in cupboard.

Bedroom Two

17' 2" x 7' 11" (5.22m x 2.42m)

Bedroom two has dual aspect windows to the side and rear elevation, a radiator and a carpeted floor.

Bedroom Three

9' 3" x 10' 2" (2.81m x 3.11m)

Bedroom three has a window to the side elevation, a radiator, a carpeted floor and a built in cupboard.

Shower Room

4' 3" x 5' 4" (1.29m x 1.62m)

The shower room has an opaque window to the side elevation, vinyl flooring, a WC, a basin and a mains shower.

Outside

To the rear there are secure outbuildings, a lawn and a patio area, all enclosed by perimeter walls and fencing.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

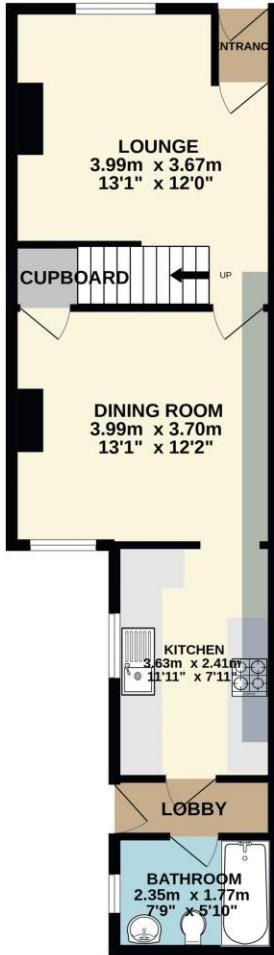
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.

1ST FLOOR
48.6 sq.m. (523 sq.ft.) approx.

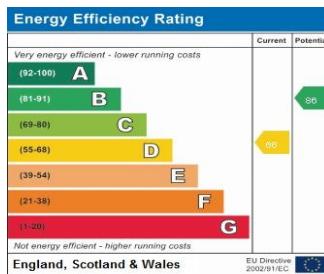


CROFTS
ESTATE AGENTS

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IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA: 96.4 sq.m. (1038 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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